


ORIGINAL

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number BRAD D. KRASNOFF, State Bar No. 125065 SCOTT LEE, State Bar No. 204564 LEWIS BRISBOIS BISGAARD & SMITH LLP 221 N. Figueroa Street, Suite 1200 Los Angeles, CA 90012-2601 T(213) 250-1800 F(213) 250-7900		FOR COURT USE ONLY <div style="border: 1px solid black; padding: 5px; text-align: center;"><b>FILED</b> <b>JAN 29 2003</b> <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY  Deputy Clerk</small></div>
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>		CASE NO.:  RS01-13227-MG
In re: VENUS ENTERPRISES, LLC, fdba The Eden Hacienda, fdba The Eden Chateau,  <div style="text-align: right;">Debtor(s).</div>		

**NOTICE OF SALE OF ESTATE PROPERTY**

<b>Sale Date:</b> February 20, 2003	<b>Time:</b> 11:00 a.m.
<b>Location:</b> 3420 Twelfth Street, Ctrm 301, Riverside, CA 92501-3819	

Type of Sale: ☒ Public: ☐ Private: Last date to file objections: February 6, 2003

Description of Property to be Sold: (a) a parcel of residential real property located at 550 N. Perris Boulevard, Perris, California (the "Perris Property") and (b) two parcels of vacant lots contiguous to the Perris Property with APN Nos. 311-110-027 and 311-110-028 (the "Vacant Lots") (collectively, the "Subject Property")

Terms and Conditions of Sale: On an "as is" and "where is" basis and subject to overbid according to the overbid procedure set forth herein below.

Proposed Sale Price: \$192,000 for the Subject Property as a package subject to overbid

Overbid Procedure (If Any): See attached.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e:mail address):  
Brad D. Krasnoff, Esq.  
Lewis Brisbois Bisgaard & Smith LLP  
221 N. Figueroa Street, Suite 1200  
Los Angeles, CA 90012-2601  
Tel (213) 250-1800 Fax (213) 250-7900

Date: January 24, 2003



ATTACHMENT

In order for any party to participate in an overbid procedure regarding the acquisition of the Subject Property as a package, the Trustee requests that the parties comply with the following provisions:

a. Each party (including Alma Villalobos and Nick Villalobos (collectively, the "Buyers")) must be present either physically or telephonically at the hearing on the Motion or represented by an individual or individuals with the authority to participate in the overbid process;

b. Each party participating in the overbid process (except for the Buyers) must have at the hearing on the Motion a deposit in cash or a cashier's check made payable to the Trustee in the amount of eight thousand dollars (\$8,000.00) (i.e. \$4,000.00 for the Perris Property and \$4,000.00 for the Vacant Lots). The \$8,000.00 deposit shall not be refundable if such party is the successful bidder and is thereafter unable to complete the purchase of the Subject Property;

c. The bidding for the Subject Property shall begin at one hundred ninety-four thousand dollars (\$194,000.00) without any conditions or credits with overbids being made in minimal increments of five hundred dollars (\$500.00); and

d. Each party (including the Buyers) must pay the full amount of the successful bid to the Trustee within the time period set forth in the Documents or otherwise within thirty (30) days from the date of entry of an order granting the Motion, whichever is earlier. In the event that the Buyers are not the successful bidder of the Subject Property, the successful bidder shall then become the Buyer under the same terms and conditions as set forth in the Documents. Furthermore, if the successful bidder cannot deliver the balance of the sale price within the above-referenced period, the Trustee shall be authorized to accept the offer made by the next highest bidder and the successful bidder's deposit shall be non-refundable.